NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Producers 88 (4-89) — Paid Up With 640 Acres Pooling Provision STANDARD LEASE v.3

PAID UP OIL AND GAS LEASE (No Surface Use)

THIS LEASE AGREEMENT is made this day of June, 2008, by and between J. Don Williamson and wife Patricia Crawford Williamson, Gail P. Williamson a.k.a Gail Williamson a.k.a Gail Williamson a.k.a Gail Williamson a.k.a Gail Williamson as Lessor (whether one or more), whose address is 1300 S. University Ste. 410 Ft. Worth, TX 76107 and DALE PROPERTY SERVICES L.L.C. 2100 Ross Ave Suite 1870 Dallas, Texas, 75201, as Lessee. All printed portions of this lease were prepared by the party hereinabove named as Lessee, but all other provisions (including the completion of blank spaces) were prepared jointly by Lessor and Lessee.

1. In consideration of a cash bonus in hand paid and the covenants herein contained, Lessor hereby grants, leases and lets exclusively to Lessee the following described land, hereinafter called leased premises:

See "Exhibit A" attached hereto and by reference made a part hereof.

in the county of Tarrant, State of TEXAS, containing 3.126 gross acres, more or less (including any interests therein which Lessor may hereafter acquire by reversion, prescription or otherwise), for the purpose of exploring for, developing, producing and marketing oil and gas, along with all hydrocarbon and non hydrocarbon substances produced in association therewith (including geophysical/seismic operations). The term "gas" as used herein includes helium, carbon dioxide and other commercial gases, as well as hydrocarbon gases. In addition to the above-described leased premises, this lease also covers accretions and any small strips or parcels of land now or hereafter owned by Lessor which are contiguous or adjacent to the above-described leased premises, and, in consideration of the aforementioned cash bonus, Lessor agrees to execute at Lessee's request any additional or supplemental instruments for a more complete or accurate description of the land so covered. For the purpose of determining the amount of any shut-in royalties hereunder, the number of gross acres above specified shall be deemed correct, whether actually more or less.

2. This lease, which is a "paid-up" lease requiring no rentals, shall be in force for a primary term of two (2) years from the date hereof, and for as long thereafter as oil or gas or other substances covered hereby are produced in paying quantities from the leased premises or from lands pooled therewith or this lease is otherwise maintained in effect pursuant to the provisions hereof.

3. Royalties on oil, gas and other substances produced and saved hereunder shall be paid by Lessee to Lessor as follows: (a) For oil and other liquid hydrocarbons separated at Lessee's separator facilities, the royalty shall be Twenty-Five (25%) of such production, to be delivered at Lessee's option to Lessor at the wellhead or to Lessor's credit at the oil purchaser's transportation facilities, provided that Lessee shall have the continuing right to purchase such production at the wellhead market price then prevailing in the same field, then in the nearest field in which there is such a prevailing price) for production of similar grade and gravity; (b) for gas (including casinghead gas) and all other substances covered hereby, the royalty shall be Twenty-Five (25%) of the proceeds realized by Lessee from the sale thereof, less a proportionate part of ad valorem taxes and production, severance, or other excise taxes and the costs incurred by Lessee in delivering, processing or otherwise marketing such gas or other substances, provided that Lessee shall have the continuing right to purchase such production at the prevailing wellhead market price paid for production of similar quality in the same field (or if there is no such price then prevailing in the same field, then in the nearest field in which there is such a prevailing price) pursuant to comparable purchase contracts entered into on the same or nearest preceding date as the date on which Lessee commences its purchases hereunder; and (c) if at the end of the primary term or any time thereafter one or more wells on the leased premises or lands pooled therewith are capable of either producing oil or gas or other substances covered hereby in paying quantities or such wells are waiting on hydraulic fracture stimulation, but such well or wells are either shut-in or production therefrom is not being sold by Lessee, such well or wells are shut-in or production therefrom is not being sold by Lessee, then Lessee shall pay shut-in royalty of one dollar per acre then

4. All shut-in royalty payments under this lease shall be paid or tendered to Lessor or to Lessor's credit in at lessor's address above or its successors, which shall be Lessor's depository agent for receiving payments regardless of changes in the ownership of said land. All payments or tenders may be made in currency, or by check or by draft and such payments or tenders to Lessor or to the depository by deposit in the US Mails in a stamped envelope addressed to the depository or to the Lessor at the last address known to Lessee shall constitute proper payment. If the depository should liquidate or be succeeded by another institution, or for any reason fail or refuse to accept payment hereunder, Lessor shall, at Lessee's request, deliver to Lessee a proper recordable instrument naming another institution as depository agent to receive payments.

5. Except as provided for in Paragraph 3. above, if Lessee drills a well which is incapable of producing in paying quantities (hereinafter called "dry hole") on the leased

5. Except as provided for in Paragraph 3, above, if Lessee drills a well which is incapable of producing in paying quantities (hereinafter called "dry hole") on the leased premises or lands pooled therewith, or if all production (whether or not in paying quantities) permanently ceases from any cause, including a revision of unit boundaries pursuant to the provisions of Paragraph 6 or the action of any governmental authority, then in the event this lease is not otherwise being maintained in force it shall nevertheless remain in force if Lessee commences operations for reworking an existing well or for drilling an additional well or for otherwise obtaining or restoring production on the leased premises or lands pooled therewith within 90 days after completion of operations on such dry hole or within 90 days after such cessation of all production. If at the end of the primary term, or at any time thereafter, this lease is not otherwise being maintained in force but Lessee is then engaged in drilling, reworking or any other operations reasonably calculated to obtain or restore production therefrom, this lease shall remain in force so long as any one or more of such operations are prosecuted with no cessation of more than 90 consecutive days, and if any such operations result in the production of oil or gas or other substances covered hereby, as long thereafter as there is production in paying quantities from the leased premises or lands pooled therewith. After completion of a well capable of producing in paying quantities hereunder, Lessee shall drill such additional wells on the leased premises or lands pooled therewith as a reasonably prudent operator would drill under the same or similar circumstances to (a) develop the leased premises as to formations then capable of producing in paying quantities from uncompensated drainage by any well or wells located on other lands not pooled therewith. There shall be no covenant to drill exploratory wells or any additional wells except as expressly provided herein.

6. Lessee shall have the right but not the obligation to pool all or any part of the leased premises or interest therein with any other lands or interests, as to any or all depths or zones, and as to any or all substances covered by this lease, either before or after the commencement of production, whenever Lessee deems it necessary or proper to do so in order to prudently develop or operate the leased premises, whether or not similar pooling authority exists with respect to such other lands or interests. The unit formed by such pooling for an oil well which is not a horizontal completion shall not exceed 80 acres plus a maximum acreage tolerance of 10%, and for a gas well or a horizontal completion shall not exceed 640 acres plus a maximum acreage tolerance of 10%; provided that a larger unit may be formed for an oil well or gas well or horizontal completion to conform to any well spacing or density pattern that may be prescribed or permitted by any governmental authority having jurisdiction to do so. For the purpose of the foregoing, the terms "oil well" and "gas well" shall have the meanings prescribed by applicable law or the appropriate governmental authority, or, if no definition is so prescribed, "oil well" means a well with an initial gas-oil ratio of 100,000 cubic feet per barrel, based on 24-hour production test conducted under normal producing conditions using standard lease separator facilities or equivalent testing equipment; and the term "horizontal completion" means an oil well in which the horizontal component of the gross completion interval in facilities or equivalent testing equipment; and the term "horizontal completion" means an oil well in which the horizontal component of the gross completion interval in the reservoir exceeds the vertical component thereof. In exercising its pooling rights hereunder, Lessee shall file of record a written declaration describing the unit and stating the effective date of pooling. Production, drilling or reworking operations anywhere on a unit which includes

7. If Lessor owns less than the full mineral estate in all or any part of the leased premises, the royalties and shut-in royalties payable hereunder for any well on any part of the leased premises or lands pooled therewith shall be reduced to the proportion that Lessor's interest in such part of the leased premises bears to the full mineral estate in such part of the leased premises.

8. The interest of either Lessor or Lessee hereunder may be assigned, devised or otherwise transferred in whole or in part, by area and/or by depth or zone, and the rights and obligations of the parties hereunder shall extend to their respective heirs, devisees, executors, administrators, successors and assigns. No change in Lessor's ownership shall have the effect of reducing the rights or enlarging the obligations of Lessee hereunder, and no change in ownership shall be binding on Lessee until 60 days after Lessee has been furnished the original or certified or duly authenticated copies of the documents establishing such change of ownership to the satisfaction of Lessee or until Lessor has satisfied the notification requirements contained in Lessee's usual form of division order. In the event of the death of any person entitled to shut-in royalties hereunder, Lessee may pay or tender such shut-in royalties to the credit of decedent or decedent's estate in the depository designated above. If at any time two or more persons are entitled to shut-in royalties hereunder, Lessee may pay or tender such shut-in royalties to such persons or to their credit in the depository, either jointly or separately in proportion to the interest which each

owns. If Lessee transfers its interest hereunder in whole or in part Lessee shall be relieved of all obligations thereafter arising with respect to the transferred interest, and failure of the transferee to satisfy such obligations with respect to the transferred interest shall not affect the rights of Lessee with respect to any interest not so transferred. If Lessee transfers a full or undivided interest in all or any portion of the area covered by this lease, the obligation to pay or tender shut-in royalties hereunder shall be divided between Lessee and the transferee in proportion to the net acreage interest in this lease then held by each.

9. Lessee may, at any time and from time to time, deliver to Lessor or file of record a written release of this lease as to a full or undivided interest in all or any portion of the

area covered by this lease or any depths or zones thereunder, and shall thereupon be relieved of all obligations thereafter arising with respect to the interest so released. If Lessee releases all or an undivided interest in less than all of the area covered hereby, Lessee's obligation to pay or tender shut-in royalties shall be proportionately reduced in accordance

with the net acreage interest retained hereunder.

10. Lessee's obligations under this lease, whether express or implied, shall be subject to all applicable laws, rules, regulations and orders of any governmental authority having jurisdiction including restrictions on the drilling and production of wells, and the price of oil, gas, and other substances covered hereby. When drilling, reworking, production or other operations are prevented or delayed by such laws, rules, regulations or orders, or by inability to obtain necessary permits, equipment, services, material, water, electricity, fuel, access or easements, or by fire, flood, adverse weather conditions, war, sabotage, rebellion, insurrection, riot, strike or labor disputes, or by inability to obtain a satisfactory market for production or failure of purchasers or carriers to take or transport such production, or by any other cause not reasonably within Lessee's control, this lease shall not terminate because of such prevention or delay, and at Lessee's option, the period of such prevention or delay shall be added to the term hereof. Lessee shall not be liable for breach of any express or implied covenants of this lease when drilling, production or other operations are so prevented, delayed or interrupted.

11. No litigation shall be initiated by Lessor with respect to any breach or default by Lessoc hereunder, for a period of at least 90 days after Lessor has given Lessee written notice fully describing the breach or default, and then only if Lessee fails to remedy the breach or default, within such period. In the event the matter is litigated and there is a final judicial determination that a breach or default has occurred, this lease shall not be forfeited or canceled in whole or in part unless Lessee is given a reasonable time after said judicial determination to remedy the breach or default and Lessee fails to do so.

12. Lessor agrees that Lessee at Lessee's option may pay and discharge any taxes, mortgages or liens existing, levied or assessed on or against the leased premises. If Lessee exercises such option, Lessee shall be subrogated to the rights of the party to whom payment is made, and, in addition to its other rights, may reimburse itself out of any royalties or shut-n royalties otherwise payable to Lesser hereunder. In the event Lessee is made aware of any claim inconsistent with Lessor's title, Lessee may suspend the payment of royalties and shut-in royalties hereunder, without interest, until Lessee has been furnished satisfactory evidence that such claim has been resolved.

13. Notwithstanding anything contained to the contrary in this lease, Lessee shall not have any rights to use the surface of the leased premises for drilling or other operations.

DISCLAIMER OF REPRESENTATIONS: Lessor acknowledges that oil and gas lease payments, in the form of rental, bonus and royalty, are market sensitive and may vary depending on multiple factors and that this Lease is the product of good faith negotiations. Lessor understands that these lease payments and terms are final and that Lessor entered into this lease without duress or undue influence. Lessor recognizes that lease values could go up or down depending on market conditions. Lessor acknowledges that no representations or assurances were made in the negotiation of this lease that Lessor would get the highest price or different terms depending on future market conditions. Neither party to this lease will seek to alter the terms of this transaction based upon any differing terms which Lessee has or may negotiate with any other lessors/oil and gas owners.

IN WITNESS WHEREOF, this lease is executed to be effective as of the date first written above, but upon execution shall be binding on the signatory and the signatory's heirs, devisees, executors, administrators, successors and assigns, whether or not this lease has been executed by all parties hereinabove named as Lessor.

Printed Name: J. Don Williamson Signature: Gail W. Rawl Signature: Gail W. Rawl Signature: Gail W. Rawl Printed Name: Gail W. Rawl Printed Name: Gail W. Rawl Printed Name: Gail W. Rawl, Toustee	
Signature: Patricia Provi ford Williamon Signature: Fill Seul	
Printed Name: [37]1:CIA (12 ulayd W) 1, 2) 11501 Printed Name: Cail W, Dawl, Icustee	
STATE OF TEXAS ACKNOWLEDGMENT	
COUNTY OF TARRANT This instrument was acknowledged before me on the	
J. Don Williamson	
YENISET ABAD I DE SAS TO DOS	
My Commission Expires Notary Public, State of Texas February 27, 2012 Notary's name (printed):	
Noted is commission expires:	
STATE OF TEXAS COUNTY OF TARRANT This instrument was acknowledged before me on the	
This instrument was acknowledged before me on the 5 day of July 2008 by	
- Long of Abad	
YENISET ABAD NOTATA Public, State of Texas	
My Commission Expires Nu(ary's name (printed): February 27, 2012 Notary's commission expires:	
STATE OF TEXAS	
COUNTY OF TARRANT This instrument was acknowledged before me on the 4 day of June, 20 08, by	
Go: 1 IAI B	
SALLY E SLOAN & COOL & COOL	
Notary Public Notary Public, State of Texas	
STATE OF TEXAS Notary's name (printed): 50 (14 E Sto Notary's commission expires: 1-14-200	an q
STATE OF TEXAS COUNTY OF TARRANT	′
This instrument was acknowledged before me on the	
Gail W. Rawl Trustee	
SALLY E SLOAN & Sally C. Skoo	
Notary Public Notary's name (printed): Sally E. Sto	χΩΛ
Notary Public Notary's name (printed): SQUY E. SLO Notary's commission expires: 1-14-2009	ì
My Comm. Exp. 01/14/2009	
CORPORATE ACKNOWLEDGMENT	
STATE OF TEXAS COUNTY OF	
This instrument was acknowledged before me on the day of , 20 , by	of
acorporation, on behalf of said corporation.	

Exhibit A

THIS LEASE AGREEMENT is made this day of Sold between J. Don Williamson and wife Patricia Crawford Williamson, Gail P. Williamson a.k.a Gail Williamson a.k.a Gail Williamson a.k.a Gail Williamson as Lessor (whether one or more), whose address is 1300 S. University Ste. 410 Ft. Worth, TX 76107 and DALE PROPERTY SERVICES L.L.C. 2100 Ross Ave Suite 1870 Dallas, Texas, 75201, as Lessee.

3.126 acres, more or less, out of a portion of the Service Life Insurance Company Block Addition, more particularly described by metes and bounds in that certain Deed date January 2, 1992 by and between J. Don Williamson and wife, Patricia Crawford Williamson, Gail P. Williamson a.k.a Gail Williamson Rawl, and Gail P. Williamson a.k.a Gail Williamson Rawl, trustee under the estate of Charles Dickie Williamson as grantors and the State of Texas, as grantee, recorded in Volume 10532, Page 117 of the deed records, Tarrant County, Texas

Said Lands are hereby deemed to contain, 3.126 acres, more or less.

ADDENDUM

Attached to and by reference made a part of that certain Oil & Gas Lease dated the 6 day of June, 2008 by and between J. Don Williamson and wife Patricia Crawford Williamson, Gail P. Williamson a.k.a Gail Williamson a.k.a Gail Williamson a.k.a Gail Williamson Rawl, trustee under will of Charles Dickie Williamson, Lessors, and Dale Property Service, as Lessee ("Lease"), to wit:

Notwithstanding anything to the contrary contained in the Oil and Gas Lease to which this Exhibit is attached, the following provisions shall take precedence over any conflicting provisions contained in the body of such Oil and Gas Lease.

1. Release

At the expiration of the primary term of this Lease or upon the termination of the continuous drilling program set forth in the printed form, each producing well drilled hereon will hold only the acreage allocated to said well as a proration unit or pooled unit by the proper governmental authority having jurisdiction. All other acreage except that included in a proration unit or pooled unit will be released. Further, it is understood and agreed that Lessee shall earn depths as to each proration unit or pooled unit only to the greater of: (i) the base of the stratigraphic equivalent of deepest formation then producing from on such proration unit or pooled unit or (ii) the stratigraphic equivalent of the base of any potentially production formation behind the long string pipe set in the producing well on such proration unit or pooled unit at the expiration of the primary term of this Lease or upon the termination of the continuous drilling program set forth in the printed form, and that this Lease will terminate at such time as to all depths below such depths as to each respective proration unit or pooled unit. The designation by Lessee of any potentially productive formation behind pipe in any such well shall be verified as potentially productive by electric logs or sidewall core analysis and/or open hole formation test (or the equivalent thereof) of such formation, or tests made through perforations through the long string into the claimed potentially productive formation, and the results of any such tests must reasonably indicate the same to be potentially productive of oil and/or gas in commercial quantities. The determination of the deepest formation in a well that is producing oil and/or gas at the cessation of continuous drilling operations shall be evidenced by an authenticated well log of an established firm or company experienced in running logs in oil and gas wells, and well completion reports and data pertaining to such well filed by Lessee with the Railroad Commission of Texas, or other regulatory authority. The depth to which the long string pipe has been set in any well producing oil and/or gas on the leased premises at the cessation of continuous drilling operations shall be verified by appropriate reports and data filed with the Railroad Commission of Texas, or other regulatory authority, and/or by authentic well records maintained by Lessee.

Lessee shall file any release required under this Oil and Gas Lease in the proper records of Tarrant County, Texas within 30 days after such release becomes due and provide Lessor with a recorded copy upon written request.

2. Shut in royalties

This lease shall not be maintained by payment of shut-in royalties, whether as a result of waiting on hydraulic fracture stimulation, lack of pipeline connection, or any other cause, for more than a total of two (2) consecutive years, or four (4) years in aggregate.

3. Warranty Clause

Lessor makes no warranty of any kind with respect to the title to the land or leased premises. By acceptance of this Lease, Lessee acknowledges that it has been given full opportunity to investigate and has conducted sufficient investigation to satisfy itself as to the title of the land or leased premises, and Lessee shall assume all risk of title failures.

4. Overpayment

Lessor shall have no personal liability for the repayment of an overpayment of royalties. The Lessee may recoup an overpayment from the Lessor's share of future production from the well from which the overpayment occurred if discovered and brought to Lessor's attention in writing within two (2) years of the overpayment.

5. Payment of Royalties

It is agreed between the Lessor and Lessee, that, notwithstanding any language herein to the contrary, all oil, gas or other proceeds accruing to the Lessor under this lease or by state law shall be without deduction for the cost of producing, gathering, storing, separating, treating, dehydrating, compressing, processing, transporting, and marketing the oil, gas and other products produced hereunder to transform the product into marketable form; however, notwithstanding anything contained herein to the contrary, any such costs which result in enhancing the value of the marketable oil, gas or other products to receive a better price may be deducted from Lessor's share of production so long as they are based on Lessee's actual cost of such enhancements. However, in no event shall Lessor receive a price that is less than, or more than, the price received by Lessee.

6. Assignment by Lessee Prior to any assignment of this lease or any rights thereunder Lessee agrees to notify Lessor of the name and address of the proposed assignee(s) and to obtain Lessor's prior written consent, which consent shall not be unreasonably withheld or delayed; provided, however, that assignments of working interests to officers, directors and subsidiaries of Chesapeake Exploration, L.L.C. may be made without such consent so long as the aggregate working interest in this lease conveyed by all such assignments does not exceed a ten percent (10%) working interest. Every such assignment or sublease which shall be made without the written consent of Lessor first had and obtained shall be void, and although made with the written consent of Lessor, any such assignment or sublease shall, nevertheless, be void unless it also contains a limitation in favor of Lessor requiring that the written consent of Lessor must be obtained prior to any further assignment or subletting of the rights of Lessee hereunder.

7. Additional Acreage

In the event that Lessor owns mineral rights underlying roadways, right-of-ways, easements or any other appurtenances contiguous or adjacent to the land more particularly described on Exhibit "A", Lessee shall pay a lease bonus per net mineral acre to Lessor on such additional mineral acreage which is equivalent to the amount per acre paid to Lessor upon delivery of this Oil and Gas Lease to Lessee and the amount to be paid for shut in royalties shall be adjusted accordingly. Upon written request, lessee shall furnish to lessor a copy of any title opinion obtained covering the leased premises or lands pooled therewith, with the understanding that neither Lessee nor the attorney or firm of attorneys rendering the opinion or certificate shall be responsible to Lessor for its correctness, the said opinion or certificate being furnished to Lessor simply for Lessor's own convenience, information and personal use. Similarly, if any curative material is obtained by Lessee, and upon written request a copy thereof shall immediately be furnished Lessor under the same conditions of non-liability on the part of the Lessee or the persons who may have obtained or prepared the same.

8. Copies of Documents

Upon request, Lessor shall furnish Lessor with recorded copies of this Lease, any pooling or unitizations effecting the leased premises, any releases or all or part of the leased premises, and any other recorded documents affecting the leased premises within 30 days of written request by Lessor.



DALE RESOURCES LLC 2100 ROSS AVE STE 1870 LB-9

DALLAS

TX 75201

Submitter: DALE RESOURCES LLC

SUZANNE HENDERSON TARRANT COUNTY CLERK TARRANT COUNTY COURTHOUSE 100 WEST WEATHERFORD FORT WORTH, TX 76196-0401

<u>DO NOT DESTROY</u> WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 06/13/2008 09:58 AM
Instrument #: D208226525
LSE 6 PGS \$32.00

D208226525

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

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